



JAMES PYLE & Co.



**2 Church Cottages, Corston, Malmesbury, Wiltshire, SN16 0HB**

Semi-detached period cottage  
Beautifully finished interior  
Refurbished and upgraded  
3 bedrooms, 2 bathrooms  
Generous reception space  
Large kitchen/dining room  
Large outbuilding with potential to convert  
Good-sized rear garden  
Private off-road parking



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Price Guide: £695,000**

Approximately 1,684 sq.ft excluding outbuilding

‘This pretty natural stone cottage has been beautifully upgraded offering deceptively spacious accommodation with a superb configuration’

### The Property

2 Church Cottages is a pretty natural stone period cottage boasting deceptively spacious accommodation tucked away down Rodbourne Lane within the village of Corston, just 2 miles outside of Malmesbury. The property has been subject of an impressive upgrade as well as reconfiguration with the finished interior beautifully presented throughout. The property also benefits from a new oil-tank and replacement double glazed windows. Extending to around 1,684 sq.ft, the accommodation is light and airy throughout accentuated by excellent ceiling height.

The ground floor layout is centred around a stunning fashionable open plan kitchen/family room with pantry off and adjoining snug. The sociable configuration continues to the large living room which features a wood-burning stove. The fitted kitchen has a breakfast bar and integrated dishwasher, induction hob, oven, combi oven, fridge, freezer and a wine cooler. Completing the ground floor there is a

matching utility room and separate WC. Upstairs, there are three bedrooms, which includes a principal bedroom with an en-suite, and a family bathroom fitted with a roll top bath and separate shower.

Outside there is private off-street parking on the driveway beside a front lawn. To the rear there is a generously sized 90ft long private garden with a large former piggery outbuilding (380 sq.ft.). This outbuilding has been partially converted with insulation and power, and lends itself to further conversion to a home office, gym or hobby room.

### Situation

The village of Corston has a public house and parish church with delightful walks amongst the Wiltshire countryside that surrounds it. The village is located only 2 miles outside of Malmesbury and less than a 5 minute drive to the M4 corridor. Malmesbury is an ancient hilltop town situated on the southern edge of the Cotswolds and has numerous independent



shops, pubs and restaurants and a regular weekly Farmers market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) is conveniently located 3 miles to the south of Corston providing excellent access to the major centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble near Cirencester providing fast links with the capital (Paddington in about 69 minutes).

### Additional Information

The property is Freehold with oil-fired central heating, mains drainage, electricity and water. Ultrafast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band E.

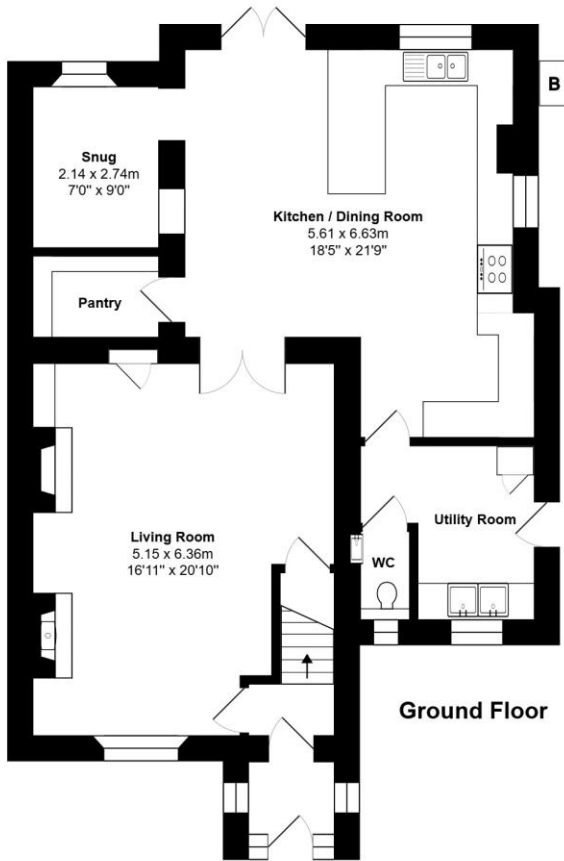
### Directions

From Malmesbury, follow the A429 south for approximately 1 mile to the village Corston. Proceed through the village passing the pub and take the next left hand turn on the bend onto Rodbourne Road. Pass the church and locate the cottage on the left hand side.

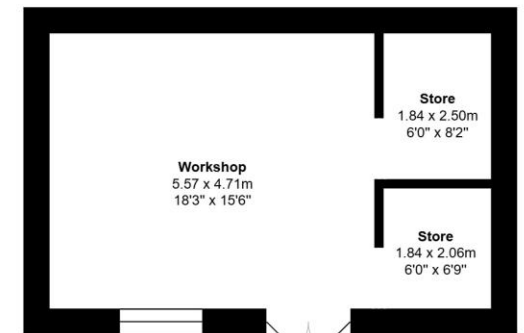
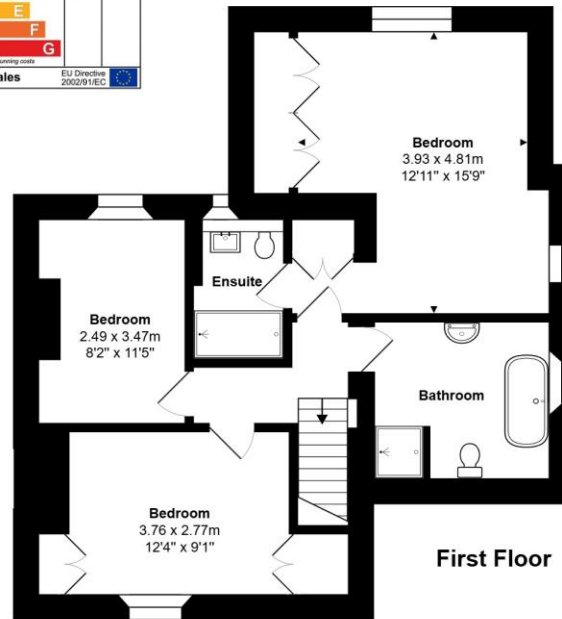
Postcode SN16 0HB

What3words: ///crunches.valley.clinked





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (93 plus)	
B (81-91)	78
C (69-80)	
D (55-68)	62
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



House Area: 156.4 m.sq. ... 1684 sq.ft.

Total Area: 192.1 m<sup>2</sup> ... 2067 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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